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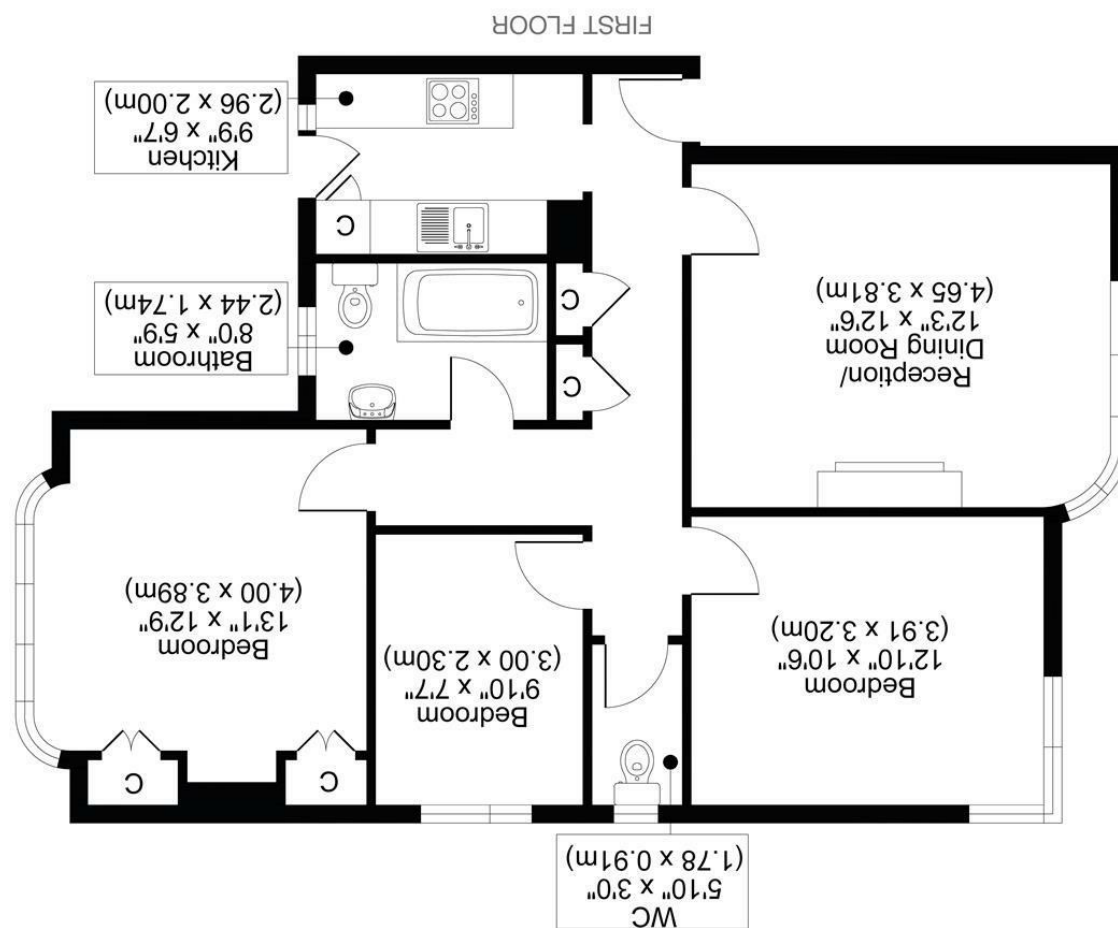
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



TOTAL APPROX FLOOR PLAN AREA 824 SQ.FT (77 SQ.M)
 GROVE AVENUE, SM1



CHRISTIES



GROVE AVENUE, SUTTON SM1 2DP

GUIDE PRICE £400,000

LOCATED IN THE HEART OF SUTTON, THIS CHARMING FIRST-FLOOR FLAT OFFERS A DELIGHTFUL BLEND OF COMFORT AND CONVENIENCE. WITH THREE WELL-PROPORTIONED BEDROOMS, THIS PROPERTY IS PERFECT FOR FAMILIES OR PROFESSIONALS SEEKING A SPACIOUS LIVING ENVIRONMENT. THE FLAT FEATURES A WELCOMING RECEPTION ROOM, IDEAL FOR RELAXATION OR ENTERTAINING GUESTS.

SITUATED WITHIN A PRIVATE DEVELOPMENT, RESIDENTS CAN ENJOY A SENSE OF COMMUNITY WHILE BENEFITING FROM THE PRIVACY THAT THIS SETTING PROVIDES. THE LOCATION IS PARTICULARLY ADVANTAGEOUS, AS IT IS CLOSE TO A VARIETY OF AMENITIES, INCLUDING SHOPS, RESTAURANTS, AND PUBLIC TRANSPORT LINKS, MAKING DAILY LIFE BOTH EASY AND ENJOYABLE.

SUTTON IS A POPULAR AREA KNOWN FOR ITS VIBRANT ATMOSPHERE AND EXCELLENT LOCAL SERVICES, ENSURING THAT EVERYTHING YOU NEED IS JUST A STONE'S THROW AWAY. THIS FLAT PRESENTS AN EXCELLENT OPPORTUNITY FOR THOSE LOOKING TO SETTLE IN A DESIRABLE LOCATION WHILE ENJOYING THE COMFORTS OF A MODERN HOME. DO NOT MISS THE CHANCE TO MAKE THIS LOVELY FLAT YOUR NEW RESIDENCE.

175-YEAR LEASE.

£450 SERVICE CHARGES PAID QUARTERLY AS ADVISED BY VENDOR.
£50 GROUND RENT AS ADVISED BY VENDOR.

- THREE BEDROOMS
- FIRST FLOOR
- PRIVATE ROAD
- NO ONWARD CHAIN
- COUNCIL TAX BAND D
- EPC RATING C

